



CITY OF MORRO BAY PLANNING COMMISSION MEETING AGENDA

Veteran's Memorial Building
Regular Meeting 6:00 p.m.

209 Surf Street, Morro Bay
Wednesday March 2, 2011

Chairperson Rick Grantham
Vice-Chairperson John Diodati
Commissioner Paul Nagy
Commissioner Jamie Irons
Commissioner John Solu
Rob Livick, Secretary

I. ESTABLISH QUORUM AND CALL TO ORDER

II. MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE

III. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

A. Oral Report

IV. PUBLIC COMMENT:

Members of the audience wishing to address the Commission on matters other than scheduled hearing items may do so when recognized by the Chairman, by standing and stating their name and address. Comments should be limited to three minutes.

V. PRESENTATIONS-None

Informational presentations are made to the Commission by individuals, groups or organizations, which are of a civic nature and relate to public planning issues that warrant a longer time than Public Comment will provide. Based on the presentation received, any Planning Commissioner may declare the matter as a future agenda item in accordance with the General Rules and Procedures. Presentations should normally be limited to 15-20 minutes.

VI. CONSENT CALENDAR

A. Approval of minutes from Planning Commission meeting held on February 16, 2011

VII. PUBLIC HEARINGS

A. Site Location: 2511 Juniper, 205 Surf, 214 & 225 Beach, 1129,1149, and 1169 Market and 1320 Main
Appellant: Robin Cole
Request: No trees be removed and careful pruning to accommodate the power lines, also consider the aesthetics and appearance of the said trees.
CEQA Determination: N/A
Staff Recommendation: Denial of appeal and remove/replacement of said trees.
Staff Contact: Damaris Hanson, Engineering Division, (805) 772-6265.

VIII. UNFINISHED BUSINESS

A. Current and Advanced Planning Processing List

IX. NEW BUSINESS-None

X. DECLARATION OF FUTURE AGENDA ITEMS

XI. ADJOURNMENT

Adjourn to the next regularly scheduled Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on Wednesday March 16, 2011 at 6:00 p.m.

PLANNING COMMISSION MEETING PROCEDURES

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Public Services Office at 955 Shasta Avenue, during normal business hours, Mill’s ASAP, 495 Morro Bay Boulevard, or Morro Bay Library, 695 Harbor, Morro Bay, CA 93442. Planning Commission meetings are conducted under the authority of the Chair who may modify the procedures outlined below. The chair will announce each item. Thereafter, the hearing will be conducted as follows:

1. The Planning Department staff will present the staff report and recommendation on the proposal being heard and respond to questions from commissioners.
2. The Chair will open the public hearing by first asking the project applicant/agent to present any points necessary for the commission, as well as the public, to fully understand the proposal.
3. The Chair will then ask other interested persons to come to the podium to present testimony either in support of or in opposition to the proposal.
4. Finally, the Chair may invite the applicant/agent back to the podium to respond to the public testimony. Thereafter, the Chair will close the public testimony portion of the hearing and limit further discussion to the commission and staff prior to the commission taking action on a decision.

RULES FOR PRESENTING TESTIMONY

Planning Commission hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present testimony must observe the following rules:

1. When you come to the podium, first identify yourself and give your place or residence both orally and on the sign in sheet at the podium. Commission meetings are audio and video tape-recorded and this information is required for the record.
2. Address your testimony to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
3. Keep your testimony brief and to the point. Speak about the proposal and not about individuals. On occasion, the Chair may place time limits on testimony: Focus testimony on the important parts of the proposal: do not repeat points made by others. Please, no applauding or making comments from the audience during the testimony of others.
4. Written testimony is encouraged so they can be distributed in the packets to the Planning Commission. However, letters are most effective when presented at least a week in advance of the hearing. Written testimony provided after the staff reports are distributed and up to the meeting will also be distributed to the Planning Commission but there may not be enough time to fully consider the information. Mail should be directed to the Public Services Department, attention: Planning Commission Secretary.

APPEALS

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the City Council up to 10 calendar days after the date of action. The appeal form is available at the Public Services Department and on the City’s web site. If legitimate coastal resource issues related to our Local Coastal Program are raised in the appeal, there is no fee if the subject property is located within the Coastal Appeal Area. If the property is located outside the Coastal Appeal Area, the fee is \$250 flat fee. If a fee is required, the appeal will not be considered complete if the fee is not paid. If the City decides in the appellant’s favor then the fee will be refunded.

This Agenda is available for copying at ASAP Reprographics and at the Public Library

City Council decisions may also be appealed to the California Coastal Commission pursuant to the Coastal Act Section 30603 and the City Zoning Ordinance. Exhaustion of appeals at the City is required prior to appealing the matter to the California Coastal Commission. The appeal to the City Council must be made to the City and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations provide the California Coastal Commission 10 working days following the expiration of the City appeal period to appeal the decision. This means that no construction permit shall be issued until both the City and Coastal Commission appeal period have expired without an appeal being filed.

The Coastal Commission's Santa Cruz Office at (831) 427-4863 may be contacted for further information on appeal procedures.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Public Services' Administrative Technician at (805) 772-6261. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

HEARING IMPAIRED: There are devices for the hearing impaired available upon request at the staff's table.

COPIES OF VIDEO, CD: Copies of the video recording of the meeting may be obtained through AGP Video at (805) 772-2715, for a fee.

ON THE INTERNET: This agenda may be found on the Internet at: www.morro-bay.ca.us/planningcommission or you can subscribe to Notify Me for email notification when the agenda is posted on the City's website. To subscribe, go to www.morro-bay.ca.us/notifyme and follow the instructions.

AGENDA ITEM: VI-A
DATE: March 2, 2011
ACTION: _____

CITY OF MORRO BAY
PLANNING COMMISSION
SYNOPSIS MINUTES

(Complete audio- and videotapes of this meeting are available from the City upon request)

Veteran's Memorial Building
Regular Meeting, 6:00 p.m.

209 Surf Street, Morro Bay
February 16, 2011

Vice-Chairperson Jamie Irons
Commissioner Paul Nagy

Chairperson Rick Grantham
Rob Livick, Secretary

Commissioner John Diodati
Commissioner John Solu

I. CALL MEETING TO ORDER

Chairperson Grantham called the meeting to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

Gerald Bednorz of Beach House Bistro led the pledge.

III. ROLL CALL

Chairperson Grantham took roll and noted that Commissioner Diodati is absent but all other Commissioners are present.

Staff Present: Rob Livick, Kathleen Wold, and Sierra Davis.

IV. ACCEPTANCE OF AGENDA

Irons moved to accept the Agenda and Solu seconded the motion. The motion carried unanimously (4-0).

V. DIRECTOR'S REPORT/WRITTEN COMMUNICATIONS

Rob Livick briefed the Commission on action taken by the City Council at the February 8th meeting and for the upcoming February 22nd City Council meeting.

VI. PUBLIC COMMENT

Chairperson Grantham opened the Public Comment period.

- Liz Bednorz, business owner of Morro Bay spoke about the blue directional City of Morro Bay signs requesting they be re-aligned to point towards North Morro Bay business establishments.
- Ken Vesterfeldt, resident of Morro Bay announced on April 16th from 8-5pm there will be an emergency vehicle car show for the first time. Also, the annual Car show has almost 400 entries

already. Mr. Vesterfeldt also spoke against having A-frame signs or imposing a time limit for businesses.

Hearing no further comment, Chairperson Grantham closed Public Comment period.

VII. CONSENT CALENDAR

A. Approval of minutes from the meeting on February 7, 2011.

MOTION: Irons moved the Planning Commission approve the minutes. Nagy seconded the motion. The motion carried unanimously (4-0).

VIII. PRESENTATIONS – None

IX. FUTURE AGENDA ITEMS – None

X. PUBLIC HEARINGS

A. **Site Location:** Citywide

Applicant: City of Morro Bay

Request: The City of Morro Bay is holding a public workshop on the proposed Sign Ordinance Amendment (Amendment #AO0-010 City-Wide Text Amendment). The purpose of the workshop is to solicit input from the public on the Draft Sign Ordinance. The purpose of this amendment will be to update the City's current sign regulations to provide regulations that result in an information system that expresses the character and environment of the City of Morro Bay and its community. The new sign regulations will recognize the importance of business activity to the economic vitality of the City. Specifically, these regulations are intended to:

A. Encourage communications which aid orientation and identify businesses and activities.

B. Preserve and enhance the aesthetic character of the City.

C. Apply basic principles of good design and sensitivity to community appearance to signage.

D. Restrict signs that overload the public's capacity to receive information, violate privacy or which increase the probability of accidents by distracting driver's attention or obstructing a driver's vision.

Recommended CEQA Determination: No further environmental review necessary beyond that previously approved for the 2005 Zoning Ordinance Update.

Staff Recommendation: Receive public input on Draft Sign Ordinance.

Staff Contact: Kathleen Wold, Planning Manager (805) 772-6211

Chairperson Grantham opened the Public Comment period:

- Robert Hide, resident of Morro Bay, spoke against A-frame signs and stressed the importance of enforcing the sign ordinance.
- Joe Yukich, business owner of Morro Bay, stressed better public noticing of meeting to allow more citizen involvement.
- Craig Schmidt, CEO of the Morro Bay Chamber of Commerce, explained to the Commission components of a directional pole sign program used in Healdsburg as an alternate approach to A-frame signs.

- Susan Stewart, resident and business owner of Morro Bay stressed importance of considering location of sidewalk signs and encouraged the Commission to consider allowing fin signs.
- Janice Peters, resident of Morro Bay spoke regarding sandwich board signs and stated that in the past, they were only allowed for certain business locations and encouraged uniformity in quality, attractiveness, and stability.
- Gerald Bednorz, business owner of Morro Bay, stressed the importance of considering the proximity of sidewalk, the location of business and safety regarding A-frame signs and also feather signs and encouraged the Commission to be business friendly.

Wold presented the staff report and Livick provided additional clarifying information regarding the current encroachment permit fee of \$118, the need for minimum sidewalk width and alternate sign styles.

Commissioners discussed with staff A-frame signs versus projecting pub signs. Irons suggested allowing businesses a choice between a 24 inch projecting pub sign or an A frame sign as a way to balance business needs but not obstruct pedestrian walkways.

Commissioners had discussion on A-frame signs including:

- Waiving the permit fee until June 2012 at which time the fee would be reduced from \$118 to \$40.
- Maintain a four foot right of way,
- Limiting hours of operation to during business hours only
- Include City on their insurance binder
- Allow one A-frame per business or per frontage.

Commissioners had discussion on feather and banner signs including:

- One per business or one per frontage
- Whether to limit hours of operation or limit number of consecutive days to display signs
- Differences between feather and banner signs and the proper placement of each
- Difference between temporary and permanent signs

Commissioners also discussed with staff the City of Atascadero's sign program as an example as well as the City of Healdsburg's directional pole sign program and the applicability of these programs to the City of Morro Bay.

Wold clarified for Commission the three categories of signs: permanent, temporary and intermittent.

Commissioners discussed the unique signage needs of North Morro Bay compared to the Embarcadero area businesses.

Chairperson Grantham called for a 5 minutes recess.

Grantham re-opened the Public Comment period to allow additional public input after staff report.

- Liz Bednorz, business owner of Morro Bay, spoke in favor of recognizing that each section of town has unique signage needs.
- Mollie Beaumont, business owner of Morro Bay, spoke in favor of feather flags.

- Susan Stewart of Morro Bay noted that the City is different than Atascadero and has its own unique needs comparing downtown to North Morro Bay.
- Janice Peters of Morro Bay spoke in favor of having different sign needs for different parts of town and to make regulations easy to enforce.
- Joe Yukich of Morro Bay spoke in favor of human signs.
- Craig Schmidt, CEO of the Chamber of Commerce, stated that the directional sign program used by the City of Healdsburg is geared toward pedestrians.
- Alex Hardy, business owner of Morro Bay, spoke in favor of feather flags and help drivers notice businesses.

Hearing no further comment, Chairperson Grantham closed public comment period.

Commissioners continued discussion on the merits of creating different sign requirements for different areas of town versus one sign requirement and whether to allow owners the choice between A-frame or feather signs.

Staff clarified that A-frame, feather, or banner signs are considered an exception to the sign ordinance and not used in calculating allowable sign square footage which is only for permanent sign calculations.

Commissioners agreed the \$40 sign fee would be a one-time fee and not an annual fee.

MOTION: Irons moved the Planning Commission forward the draft sign ordinance with Attachment E for the City of Atascadero A-frame sign ordinance that would include the following:

- One A-frame sign per business per frontage during business hours only,
- A-frame or feather sign to be allowed,
- Fee shall be waived until June 2012 for the A-frame signs whereby it would be set at \$40 as a one time permit fee,
- Allow for provisions for directional pole signage as brought forward by Mr. Schmidt of the Chamber of Commerce to include in this ordinance,
- To include corrections of the projection signs section from 12 to 24 inches and
- Include vacation rentals under the Real Estate section.

Solu seconded the motion.

The motion carried unanimously (4-0).

XI. OLD BUSINESS

A. Current Planning Processing List/Advanced Work Program

Commissioners reviewed the work program.

XII. NEW BUSINESS - None

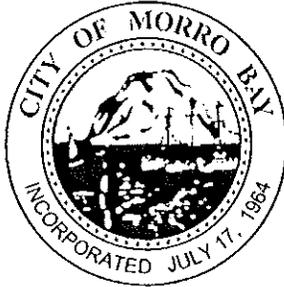
XIII. ADJOURNMENT

Chairperson Grantham adjourned the meeting at 8:10p.m. to the next regularly scheduled Planning Commission meeting at the Veterans Hall, 209 Surf Street, on Wednesday, March 2nd, 2011 at 6:00 p.m.

Rick Grantham, Chairperson

ATTEST:

Rob Livick, Secretary



AGENDA NO: VII-A

MEETING DATE: March 2, 2011

Planning Commission Staff Report

TO: Planning Commission

DATE: February 23, 2011

FROM: Damaris Hanson, Engineering Technician

SUBJECT: Appeal of Tree Removal

RECOMMENDATION:

Staff recommends the Planning Commission deny the appeal of the removal for 9 trees (205 Surf, 214 & 225 Beach, 1129, 1149, 1169 Market, 2511 Juniper and two trees at 1320 Main) within the City Right of Way.

FISCAL IMPACT:

The City's cost for maintenance is relatively the same for the existing trees and the replacement trees. The cost to replace the sidewalks from these mature trees, which are not suitable for tree wells, is roughly \$1,000-2,000 per tree well. Grinding the lifted sidewalk is much cheaper but is only a temporary fix and cannot be performed if the sidewalk has lifted more than two inches. Additionally, the City faces potential financial liability for any injuries due to persons tripping on the lifted sections of sidewalk. These claims can run into the hundreds of thousands of dollars for severe injuries.

BACKGROUND:

Pacific Gas and Electric Company (PG&E) owns, operates, and maintains the high voltage electric distribution lines within the City of Morro Bay's franchise easement. On September 22, 2010 a City tree caused a power outage where approximately 6,000 PG&E customers lost power for approximately 5 hours. State law requires minimum clearances between vegetation and high voltage lines at all times for public safety and system reliability. PG&E currently has a program, "Right Tree Right Place" for removing trees which are pruned repeatedly to meet this requirement and replacing the tree with a tree suitable for planting near power lines (Attachment 1).

DISCUSSION:

Due to the power outage City staff met with PG&E's Vegetation Management Forester, Greg Saenz, on October 12, 2010 to discuss trees which would qualify for this program. Nine trees were identified as successful candidates for removal and replacement. The nine trees are located

at: 205 Surf, 214 & 225 Beach, 1129, 1149, 1169 Market, 2511 Juniper and two trees at 1320 Main.

*Attachment 2, photo of the trees

The City has an interest in removing several of these trees due to their damage to sidewalks. Several of these trees are Red Flowering Eucalyptus, which while they are beautiful trees, are not suitable for an urban tree well environment. Because of the damage to the sidewalks, replanting with an appropriate tree for an urban environment would benefit the City, thereby reducing the liability of trip and fall accidents. PG&E has a greater interest in removing the remaining trees, due to their constant tree trimming maintenance; therefore planting more appropriate trees would lessen PG&E's tree maintenance.

The tree removal process was conducted according to MBMC 12.08.070; trees were posted for 10 days and postcards were sent to all property owners and residents within 300 feet of the said trees. The appellant, Robin Cole, filed an appeal (Attachment 3) within the 10 day appeal period. The appellant requested no trees be removed, careful pruning be done to accommodate power lines, and to consider the aesthetic appearance of the said trees.

CONCLUSION:

Staff recommends the Planning Commission deny the appeal and allow PG&E to remove the said trees and replant more appropriate trees.

Prepared By: _____	Dept Review: _____
City Manager Review: _____	
City Attorney Review: _____	

ATTACHMENT 1



**Pacific Gas and
Electric Company®**

Vegetation Management

650 "O" Street, #25
Fresno, CA 93760-0001

February 18, 2011

City of Morro Bay
c/o Ms. Damaris Hansen
955 Shasta Avenue
Morro Bay, CA 93442

Re: Tree(s) Planted Under or Adjacent to Electric Distribution Line

Dear Ms. Hansen:

Pacific Gas and Electric Company (PG&E) owns, operates, and maintains the high voltage electric distribution line within the City of Morro Bay's franchise easement.

During our annual vegetation management patrol it was noted that the City of Morro have several large trees under or adjacent to PG&E's high voltage electric line. State law requires minimum clearances between vegetation and high voltage lines at all times for public safety and system reliability. Consideration must also be given for the effect of tree growth, wind, conductor sway, and conductor sag due to ambient temperature and electric load. Some tree species and locations are not compatible with this requirement.

We are bringing this to your attention because PG&E is required to repeatedly prune these trees to maintain safe clearances. These trees are not compatible with high voltage electric facilities and will never reach their mature growth potential. As such, PG&E is willing to remove the identified trees at no cost, haul the debris under 4" in diameter and provide \$50/tree in replacement monies. Generally speaking, tall growing trees should be planted a minimum of 25' back (horizontal distance) from overhead distribution lines.

This alert is provided as a public service to prevent electrical outages, personal injury, property damage, and vegetation caused fires. We recommend that you visit <http://selecttree.calpoly.edu/> for more information on selecting the right tree to plant near the power lines.

Thank you for your attention to this matter. If you have any question or wish to discuss this further, please contact me at 805/ 595-6304.

Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Saenz', written over a light blue horizontal line.

Greg Saenz
Vegetation Management Forester

GES



Trees & Power Lines

Trees + Power Lines = Disaster

Do Your Part:

1. **Fire Safety:** Trees in contact with high voltage power lines can act as an ignition source for fire.
2. **Public Safety:** To prevent injury to people climbing or working in trees adjacent to power lines.
3. **Reducing Outages:** Trees represent one of the largest causes of power outages in California.



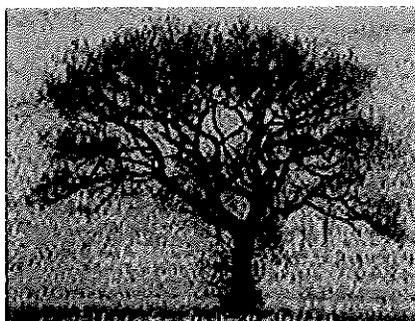
Your Utility Company's Responsibility

- **It's the Law:** State law requires utility companies to maintain specific clearances (depending on voltage running through the line) between electric power lines and all vegetation.
- **Homeowner Liability:** Failure to allow a utility company to comply with the law can result in liability to the homeowner for damages or injuries resulting from a vegetation hazard. Many insurance companies do not cover these types of damages if the policy owner has refused to allow the hazard to be eliminated.

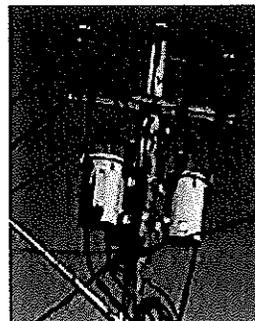
You can help prevent electrical outages, fire and public safety hazards by:

- Clearing all flammable vegetation within minimum of 100 feet around your home and other structures. This provides the greatest chance for survival and is also required by law. Public Resources Code 4291.
- Not planting trees under or near power lines. Before planting trees close to any power line, contact your local utility company to confirm the maximum tree height allowed for that location.
- Look into planting vegetation that is more fire resistant. However, vegetation is only fire resistant if it is cared for, watered and trimmed. Talk with your local nursery for more information.
- Never allow children to climb trees growing near power lines.
- Never prune trees near power lines. Call your local utility company first to inspect the trees. In many instances the utility company may perform the tree work at no cost to the homeowner.
- Inspect the trees on your property annually for hazards. For expert advice on tree health or hazards consult an International Society of Arboriculture Certified Arborist.

www.fire.ca.gov



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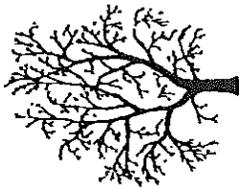


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California Homeowners & Utility Companies

*Understanding our shared vegetation
responsibilities*



This brochure has been created with the cooperation of the CPUC to inform you about electrical safety, fire prevention and pertinent rules and regulations that affect all homeowners.

The information here covers the general rules and regulations that affect all homeowners. You can make a difference by acting on this information. If you are interested in knowing more call us or your local utility. We're here to help!

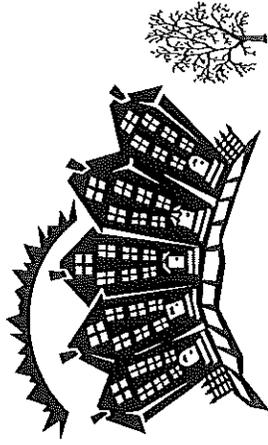
Resources



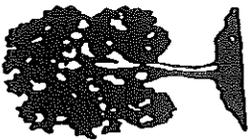
California Public Utilities Commission Consumer Affairs (CPUC) (800) 649-7570



California Department of Forestry & Fire Protection, Headquarters (CDF) (916) 653-5123
www.fire.ca.gov



A message from the
CPUC & CDF



WHY DO ELECTRIC UTILITY COMPANIES PRUNE AND REMOVE TREES NEAR HIGH VOLTAGE POWER LINES?

Public Safety

- To prevent injury to people climbing or working in trees adjacent to power lines.

Fire Safety

- Trees in contact with high voltage power lines can act as an ignition source of fires.

Reduce outages

- Trees represent one of the largest causes of power outages in California.

IT'S THE LAW

State law requires utility companies to maintain specific clearances (depending on voltage running through the line) between electric power lines and all vegetation.

Reference

California Public Resource Code Sections
 4293: Power Line Clearance Required
 4292: Power Line Hazard Reduction
 4291: Reduction of Fire Hazards
 Around Buildings
 4171: Public Nuisances
 (<http://www.leginfo.ca.gov/cgi-bin/displaycode?Section=prc&group=04001-05000&file=4291-4299>)

California Code of Regulations
 Title 14: Minimum Clearance Provisions
 Sections 1250 - 1258

General Industry Safety Orders
 Title 8: Group 3: Articles 12, 13, 36, 37, 38

California Penal Code Section 385
 (<http://www.leginfo.ca.gov/cgi-bin/displaycode?Section=pen&group=00001-01000&file=369a-402c>)

California Public Utilities Commission
 General Order 95: Rule 35
 (<http://www.cpuc.ca.gov>)

Homeowner Liability

Failure to allow a utility company to comply with the law can result in liability to the homeowner for damages or injuries resulting from a vegetation hazard.

Many insurance companies do not cover these types of damages if the policy owner has refused to allow the hazard to be eliminated.

HOMEOWNER PREVENTION

You can help prevent electric outages, fire and public safety hazards.

Clearing all flammable vegetation a minimum of 30 feet around your home and other structures provides the greatest chance for survival and is also required by law. (section 4291)

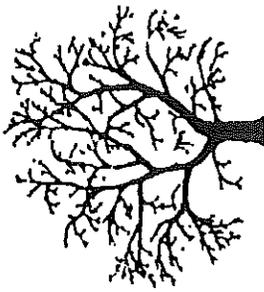
Plant the right tree in the right place. If you must plant trees near power lines, make sure the maximum *mature* tree height is ten feet away from the closest power line.

Plant fire resistant plants.

Never allow children to climb trees growing near power lines.

Never prune trees near electric lines. Call your local electric utility company first to inspect the trees. In many instances the utility may perform the tree work at no cost to the homeowner.

Inspect the trees on your property annually for hazards. For expert advice on tree health or hazards consult an International Society of Arboriculture Certified Arborist.



limited. These trees are appropriate as well for narrow planting areas (less than 4 feet (1 meter) wide); planting squares or circles surrounded by concrete; large, raised planting containers; or other locations where underground space for roots will not support tall- or medium-zone trees.

Some Further Suggestions

Plant evergreen trees to serve as windbreaks on the west or north side of the house, approximately 50 feet (15 meters) or more from the house.

Plant deciduous trees (those that drop their leaves in the fall) on the south and/or west side of the house to cool in the summer and allow sun to enter the house in the winter.

Right Tree—Right Place

Planning before planting can help ensure that the right tree is planted in the right place. Proper tree selection and placement enhance your property value and prevent costly maintenance trimming and damage to your home.

For further information on planting and helpful tips on tree selection, refer to ISA's brochures on tree selection and new tree planting. If you have any more questions, please contact your local ISA Certified Arborist or tree care professional, utility company, local nursery, or county extension office.

This brochure is one in a series published by the International Society of Arboriculture as part of its consumer information program. You may have additional interest in the following titles currently in the series:

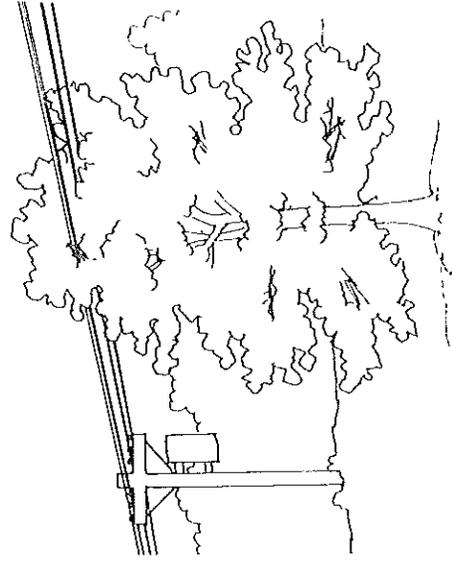
- Avoiding Tree and Utility Conflicts
- Avoiding Tree Damage During Construction
- Benefits of Trees
- Buying High-Quality Trees
- Insect and Disease Problems
- Mature Tree Care
- New Tree Planting
- Plant Health Care
- Proper Mulching Techniques
- Pruning Mature Trees
- Pruning Young Trees
- Recognizing Tree Hazards
- Treatment of Trees Damaged by Construction
- Tree Selection
- Trees and Turf
- Value of Trees
- Why Hire an Arborist
- Why Topping Hurts Trees

Avoiding Tree & Utility Conflicts



Determining where to plant a tree is a decision that should not be taken lightly. Many factors should be considered prior to planting. When planning what type of tree to plant, remember to look up and look down to determine where the tree will be located in relation to overhead and underground utility lines.

Often, we take utility services for granted because they have become a part of our daily lives. For us to enjoy the convenience of reliable, uninterrupted service, distribution systems are required to bring utilities into our homes. These services arrive at our homes through overhead or underground lines.



Developed by the International Society of Arboriculture (ISA), a nonprofit organization supporting tree care research around the world and dedicated to the care and preservation of shade and ornamental trees. For further information, contact ISA, P.O. Box 3129, Champaign, IL 61826-3129, U.S.

www.isa-arbor.com
www.treesaregood.org



©1998, 2004 International Society of Arboriculture

TREES
ARE
GOOD

Overhead lines can be electric, telephone, or cable television. Underground lines include those three plus water, sewer, and natural gas.

The location of these lines should have a direct impact on your tree and planting site selection. The ultimate mature height of a tree to be planted must be within the available overhead growing space. Just as important, the soil area must be large enough to accommodate the particular rooting habits and ultimate trunk diameter of the tree. Proper tree and site selection provide trouble-free beauty and pleasure for years to come.

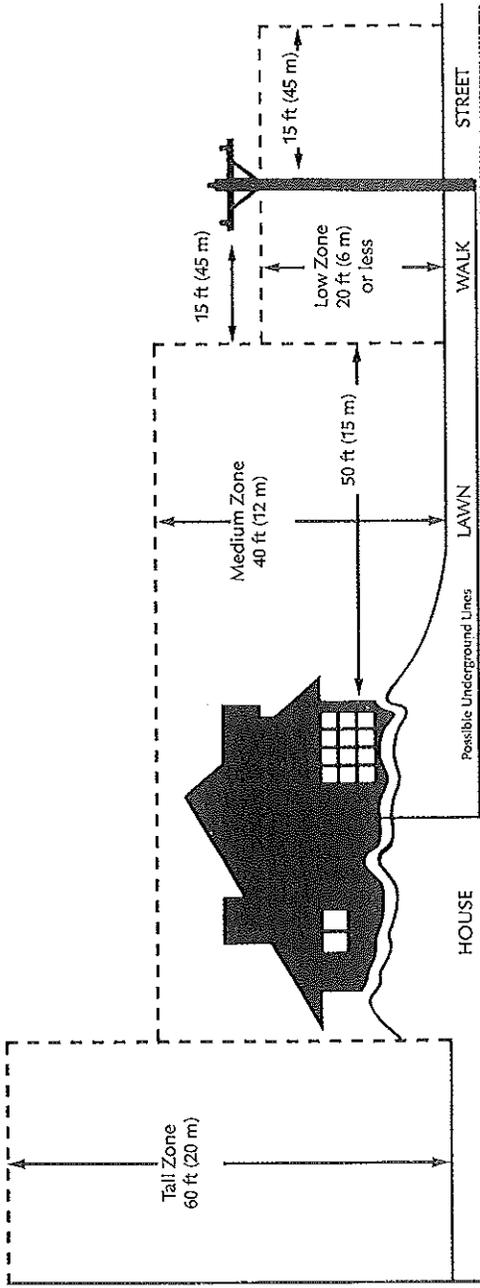
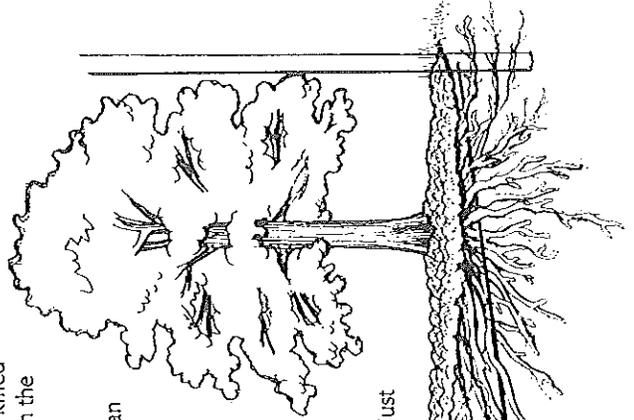
Overhead Lines

Overhead utility lines are the easiest to see and probably the ones we take most for granted. Although these lines look harmless enough, they can be extremely dangerous. Planting tall-growing trees under and near these lines eventually requires your utility to prune them to maintain safe clearance from the wires. This pruning may result in the tree having an unnatural appearance. Periodic pruning can also lead to a shortened life span for the tree. Trees that must be pruned away from power lines are under greater stress and are more susceptible to insects and disease. Small, immature trees planted today can become problem trees in the future.

Tall-growing trees near overhead lines can cause service interruptions when trees contact wires. Children or adults climbing in these trees can be severely injured or even killed if they come in contact with the wires. Proper selection and placement of trees in and around overhead utilities can eliminate potential public safety hazards, reduce expenses for utilities and their rate payers, and improve the appearance of landscapes.

Underground Lines

Trees are much more than just what you see overhead. Many times, the root area is larger than the branch spread above ground. Much of the



utility service provided today runs below ground. Tree roots and underground lines often coexist without problems. However, trees planted near underground lines could have their roots damaged if the lines need to be dug up for repairs.

The biggest danger to underground lines occurs during planting. Before you plant, make sure that you are aware of the location of any underground utilities. To be certain that you do not accidentally dig into any lines and risk serious injury or a costly service interruption, call your utility company or utility protection service first. Never assume that these utility lines are buried deeper than you plan to dig. In some cases, utility lines are very close to the surface.

Proper Places for Trees Around Homes

The illustration indicates approximately where trees should be planted in relation to utility lines. Your garden center staff or tree care professional will gladly help you select the right tree.

Tall Zone

Trees that grow as tall as 60 feet (20 meters) can be used in the area marked as the tall zone; however, you should consider your neighbor's view or their existing plantings of flower beds and/or trees.

Plant large trees at least 35 feet (11 meters) away from the house for proper root development and to minimize damage to the house or building. These large-growing

trees are also recommended for streets without overhead restrictions.

Street planting sites must also have wide planting areas or medians [greater than 8 feet (3 meters)] that allow for a large root system, trunk diameter, and root flare.

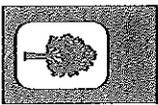
Large trees are also recommended for parks, meadows, or other open areas where their large size, both above and below ground, will not be restricted, cause damage, or become a liability.

Medium Zone

Trees that grow up to 40 feet (12 meters) tall can be used to decorate or frame your house or provide a parklike setting. Select your trees first, then plant shrubs to complement the trees. Medium-sized trees are also recommended for planting anywhere the available above and below ground growing space will allow them to reach a mature height of 30 to 40 feet (10 to 12 meters). Appropriate soil spaces are wide planting areas or medians [4 to 8 feet (1 to 3 meters) wide], large planting squares [8 feet (3 meters) square or greater], and other open areas of similar size or larger.

Low Zone

This zone extends 15 feet (4.5 meters) on either side of the wires. Trees with a mature height of less than 20 feet (6 meters) may be planted anywhere within this zone, including street tree plantings under utility lines. Such trees are also recommended when the growing space is



Trees need space to grow both above and below ground. Consider carefully where you want to plant. Proper selection of trees under or near power lines reduces fire hazards, limits the need for frequent pruning, increases property value, and adds beauty to the community.

Be especially attentive when selecting trees to plant near power lines. Make sure that the ultimate height and spread of the trees will remain at least 10 feet away from power lines at maturity.

In addition, care should be taken that trees are planted at least six feet to the side of underground facilities. Utility cables and equipment, including phone and cable television facilities that run underground, need to be accessible. To find out where these facilities are located before you plant, call "USA" Underground Service Alert at 1-800-227-2690.

PG&E is working every day to prune the trees growing near its power lines for fire safety, public safety, and to ensure that your electric service is not interrupted. In addition, PG&E prunes tree branches growing near power lines to comply with state laws. If there is ever a question, we are always available to check the trees growing near power lines.

And finally, NEVER attempt to prune trees near power lines yourself. Only qualified line clearance tree contractors are allowed to work within 10 feet of high voltage lines. If there is any question, call PG&E for an inspection of your tree and the situation at 1-800-743-5000.

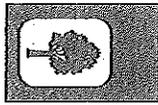


Whether you are a tree lover or not, everyone likes trees and appreciates their many benefits. But if not properly maintained, trees near electric power lines can cause problems for both you and Pacific Gas and Electric Company.

Tree limbs that touch or fall on power lines can cause electrical outages, property damage, and fires. Outages can also affect traffic light controls, residents on life-support systems and other vital public facilities.

Tree Pruning is not only important, it's necessary. In fact, state law requires utilities to regularly prune trees growing near high voltage power lines to ensure safety around electric facilities and to minimize disruption of service to customers.

PG&E's Vegetation Management Program is designed to do just that. Our method of pruning is also endorsed by the National Arbor Day Foundation as the preferred way to prune trees near power lines for their health, safety and longevity.



Trees increase property value, help save energy, provide wildlife habitat, produce oxygen and improve our communities in many other ways. PG&E's Vegetation Management Program helps preserve trees and enhance those benefits. If you would like more information on directional tree pruning or other related subjects, contact the following:

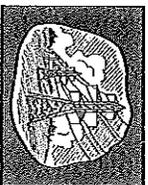
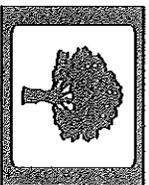
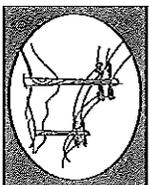
International Society of Arboriculture
P.O. Box 66
Savoy, IL 61874-9902

National Arborists Association
P.O. Box 1054
Amherst, NH 03031

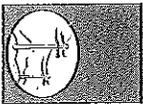
The National Arbor Day Foundation
100 Arbor Avenue
Nebresia City, NE 68410

PG&E's Vegetation Management Program

Clearing Vegetation from Power Lines to Ensure Electric Safety and Reliability



THE RIGHT TREE IN THE RIGHT PLACE

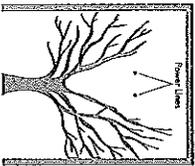
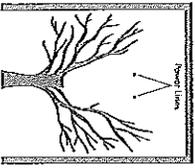
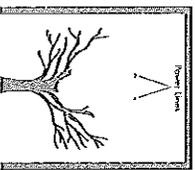


Directional Pruning - A Better Way

Directional pruning is promoted by the International Society of Arboriculture and the National Arborist Association. It is the accepted industry pruning standard. It allows a portion of the tree to attain the normal mature height for the species.

Initially your trees might look different after directional pruning. In the long run, however, they will less susceptible to pest problems and decay and less likely to drop branches during storms. Directional pruning is actually better than other pruning methods for safety and the protection of your tree's health.

Here's why:

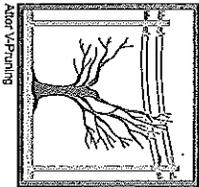
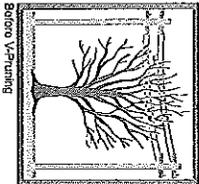


VARIATIONS ON DIRECTIONAL PRUNING

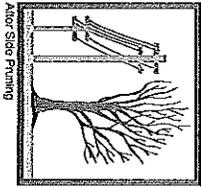
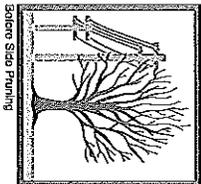
Directional pruning removes only those branches that conflict with power lines. Rather than cutting limbs back to unsightly and unnatural stubs, branches are pruned back to the center of the trunk where trees normally shed them. Future tree growth is directed away from the power lines. Weakly attached regrowth is minimized and hazardous branches are removed.

V-pruning and side pruning are the two main variations of directional pruning to remove branches that conflict with high voltage electric power lines. Illustrations of possible outcomes and brief descriptions are shown here. Your tree may look different due to its form, structure and past pruning history. Some trees with one main trunk growing straight up may not be good candidates for directional pruning. These trees must be topped in order to achieve the state mandated clearance.

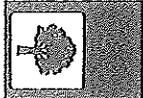
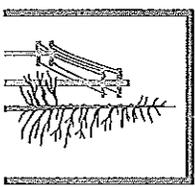
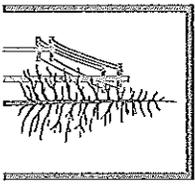
V-PRUNING INVOLVES CUTTING BACK PORTIONS OF A TREE'S UPPER GROWTH.



SIDE PRUNING CONSISTS OF CUTTING BACK OR REMOVING SIDE BRANCHES.

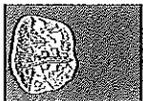


SIDE PRUNING OF CONIFEROUS TREES OFTEN RESULTS IN A SHAPE SIMILAR TO THIS PICTURE.



Unhealthy Methods of Pruning

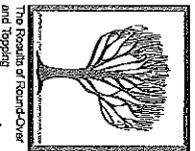
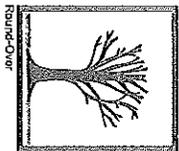
In less desirable methods of pruning round-over or topping, all tree limbs are cut back to stubs or small branches, eliminating foliage and buds contributing next season's growth. This stimulates the production of vigorous, crowded, poorly spaced and weakly attached shoots also called water-sprouts. The old stubs are prone to decay and the water-sprouts are susceptible to breakage. Round-over and topping can weaken trees and make them less resistant to pest problems, while destroying their natural structure and aesthetic value. However, some trees cannot be directionally pruned to achieve the required clearance around high voltage wires. Each tree pruning situation must be evaluated on an individual basis.



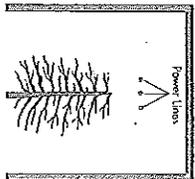
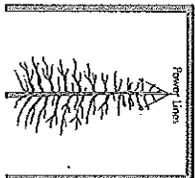
When Tree Removal is Necessary

In some cases it may be necessary to remove a tree. According to experts, trees that require pruning more than once every seven years for line clearance are examples of the wrong tree in the wrong place. These trees are often good candidates for removal. Removal is also necessary if a tree's proximity to an electric line threatens property or human life. For example, children climbing in trees growing near power lines could be injured or electrocuted if they touch the power lines or touch anything in contact with the power lines.

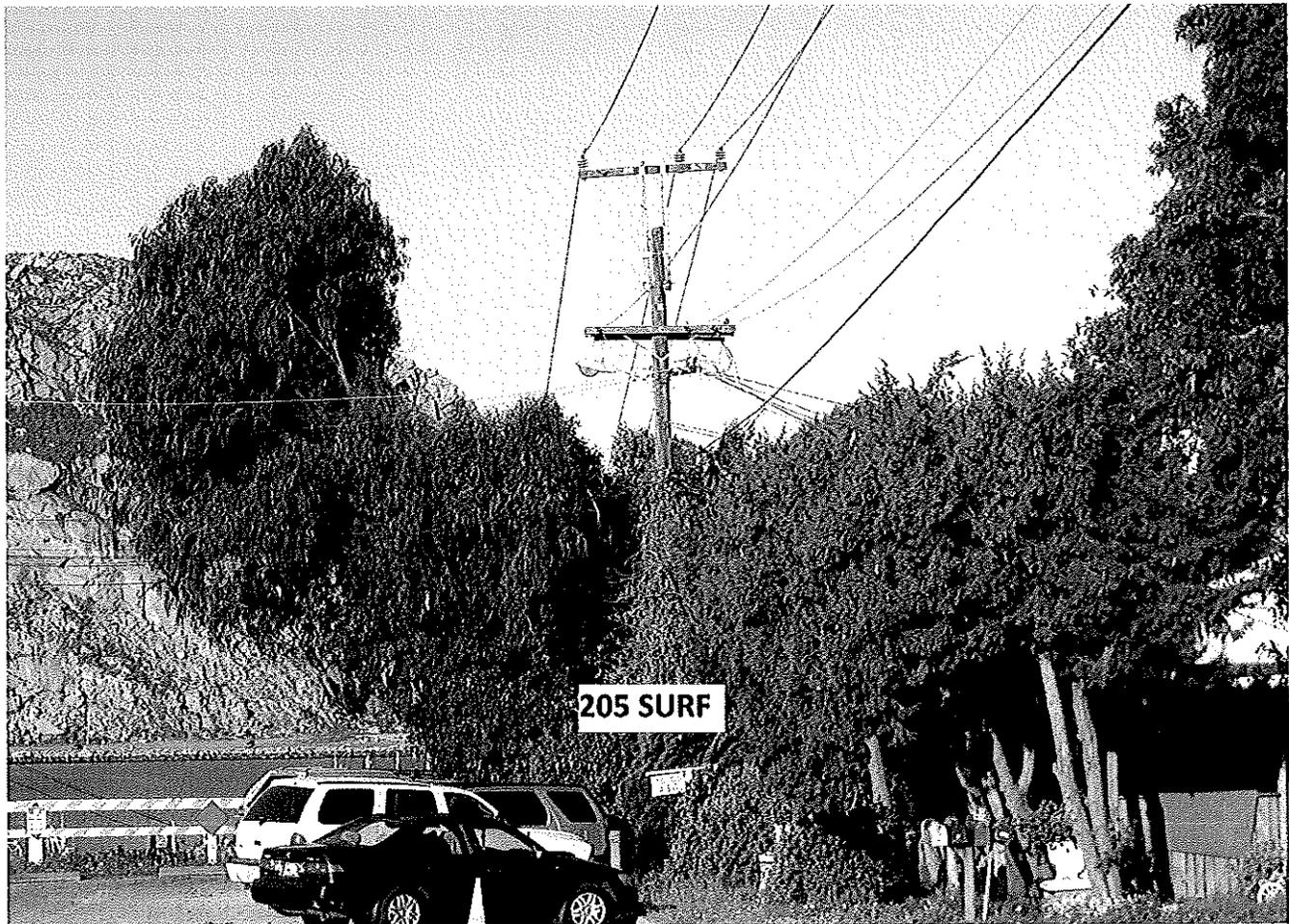
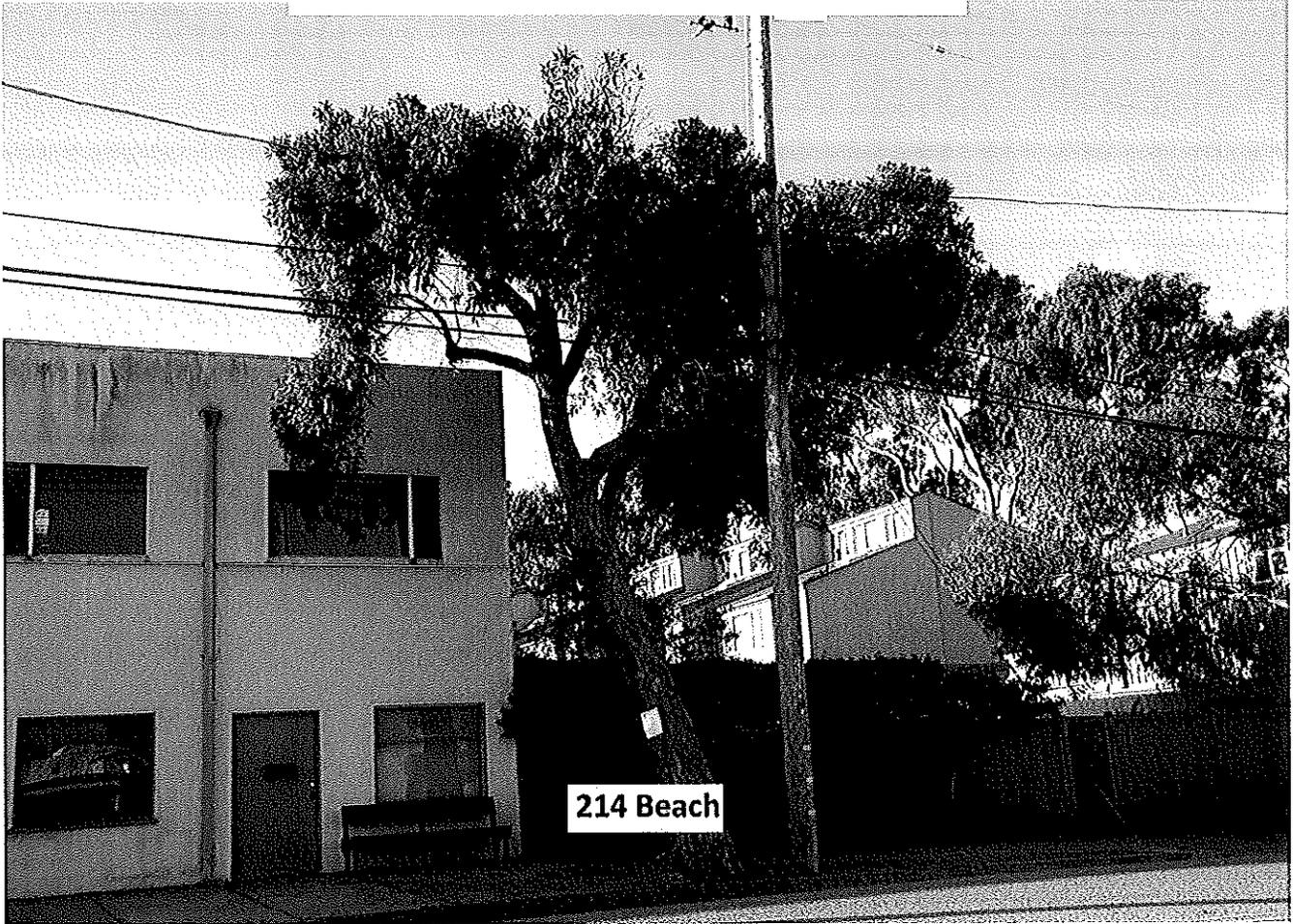
SAFETY TIP: Never build tree houses in trees growing near power lines. Your child's life may depend on it.



TREES WITH ONE MAIN TRUNK GROWING STRAIGHT UP MUST BE TOPPED TO ALLOW POWER LINES TO PASS SAFELY ABOVE.



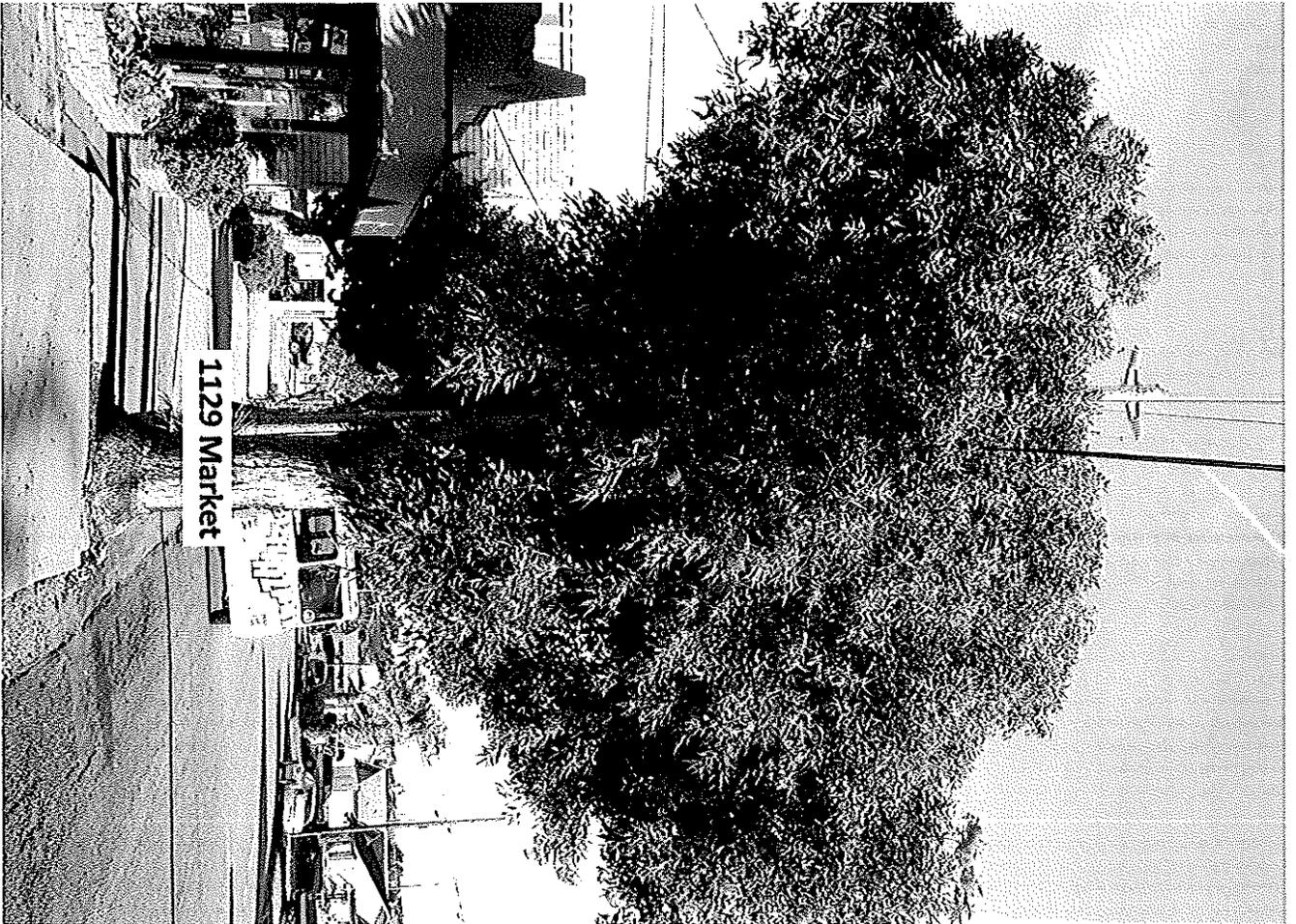
ATTACHMENT 2







225 Beach



1129 Market





ATTACHMENT 3



CITY OF MORRO BAY PUBLIC SERVICES DEPARTMENT APPEAL FORM

RECEIVED

OCT 29 2010

APPEAL FROM THE DECISION OR ACTION OF (GOVERNING BODY OR CITY OFFICER): City of Morro Bay
Public Services Department

City of Morro Bay

APPEAL OF SPECIFIC DECISION OR ACTION: Monterey Cypresses of great concern.

Removal of tree located at 2511 Juniper Ave. as well as
PERMIT TYPE BEING APPEALED (IE. COASTAL PERMIT, USE PERMIT, TENTATIVE SUBDIVISION): those on attached list

DATE DECISION OR ACTION RENDERED:

APPELLANT (PLEASE PRINT): Robin Cole

SIGNATURE: *Robin Cole*

ADDRESS: 2581 Juniper Ave. TELEPHONE NUMBER:
805-771-9983

GROUND(S) FOR THE APPEAL (ATTACH SHEETS AS NECESSARY):

Please see attached notes.
Important environmental issues are evident.
Precedents for future dealings with these issues
are at stake.

REQUESTED RELIEF OR ACTION:

No removal of trees - Careful pruning to
accommodate power lines, and to consider aesthetic
appearance of said trees.

FOR OFFICE USE ONLY

DATE APPEAL FILED: ACCEPTED BY:

APPEAL BODY:

DATE OF APPEAL HEARING:

Robin Cole

The trees in jeopardy are mostly majestic Monterey Cypress, a species nominated as our city's official tree. This cypress has been designated by the U.S.D.A. as one of the three most valuable species contributing carbon sequestration to the environment. In this time of clean-air concern it is illogical to be destroying a species that stores more and more carbon the older it gets. We cannot replace easily trees which have taken generations to grow to maturity. These trees as well as others on the list provide shelter for a large variety of birds. In addition, they buffer frequent high winds. Their roots absorb rain-water run-off - roots running probably as deep as the tree is high. Run-off is a hillside problem, collecting under home foundations.

These trees typify the unique beauty of our Central Coast. They add property value to land and home owners. Legislation to come will benefit.

With some careful pruning to accommodate the power lines, these trees can continue to add both practical and aesthetic benefits to our environment.

Yes, periodic trimming would be necessary to maintain them. In this age of environmental awareness, we need to respect and perpetuate our natural environment.

Check Mail New

Mail Search

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Folders

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Kate and Chucks letter on the tree Tuesday, October 26, 2010 11:29 AM

"Monique and David" <moniqueanddavid@sbcglobal.net>

"Betty Winholtz" <winholtz@sbcglobal.net>

"Robin Cole" <rwcpug@yahoo.com>

↓
↓
↓
☞

[]

FYI. Here is a copy of Kate and Chucks letter.
October 21, 2010

City of Morro Bay
Public Services Department
955 Shasta
Morro Bay, CA 93442

Re: Appeal decision to remove Monterey Cypress tree at 2511 Juniper Ave,

I received notice that the Monterey cypress in front of our home is scheduled to be removed. I want to express my concern and appeal that decision. I believe the tree is one of the older trees in the area and is valuable in a number of ways. I found a 1936 photo online and believe the tree may very well be in that photo. I have included the photo on the following page and have compared it to a clipping from Maps.google. The arrow in the 1936 points to where I believe our home (and tree) is at 2511 Juniper Ave. The "a" bubble on the Google map indicates our home location.

On the Morro Bay website (), it indicates that Morro Bay has been a partner in the Tree City USA program for over 19 years. The Monterey cypress is on the City of Morro Bay, Street Tree List 2010. It does not seem appropriate to remove an older, established, native, and healthy tree in our neighborhood. This tree also provides wonderful bird habitat, which is limited in this part of Morro Bay. I hope that before the City and PGE move forward with removal that further discussion and examination can be conducted to determine if there are other alternatives. PGE has selectively pruned the tree in the past (without considering the aesthetics), why is this no longer an option? I would like to request that an arborist and potentially an engineer examine the tree and the surrounding area to determine what other options exist.

In this time when cities and countries are responding to climate disruption our city leaders had the foresight to sign the "U.S. Mayor's Climate Protection Agreement that states that they City shall strive to inventory global warming emissions in City operations and in the community, set reduction targets and create an action plan."

() it seems a tree of this age and size would be considered an attribute. A USDA report that examined the value (economic, environmental, health) of carbon sequestration in San Francisco mentioned the Monterey Cypress as one of the 3 most valuable tree species in that area and also noted that as trees grow, they store more carbon.

My husband and I will be out of town from October 27-November 1 and I request that nothing be done to the tree before we have been consulted after our return.

Sincerely,

Chuck and Kate Lancaster
2511 Juniper Ave
Morro Bay, CA 93442
805.772.7452

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| |

Select Message Encoding

↓ |

Check Mail New

Mail Search

RECEIVED

November 5, 2010

NOV 08 2010

City of Manassas
Public Services Department

Appeal Addendum

With regard to my previous appeal concerning the tree on Juniper, I'm very pleased that it was spared. However I now know that some twenty other trees are at jeopardy throughout the City of Manassas.

I would like to extend my appeal, asking that each tree be carefully evaluated before it is felled. These trees provide such wonderful benefits as noted in my initial appeal. They add to the Ambiance and so need to attract tourists. P.G. & C. should take measures to insure underground wiring which on the long run would save them money. Respectfully, Robin Cole

From R. Cole Please add to Appeal

Trees along bike path south of bike bridge- NOT ON CITY PROPERTY, BIKE PATH ONLY A EASEMENT, DYNERGY'S PROPERTY 10
5 Monterey Cypress 7
5 Red Flowering Gum Eucalyptus 2

Between Main St and PG&E Facility Entrance near bike path. NOT ON CITY PROPERTY, DYNERGY'S PROPERTY
7 Monterey Pines

Along Main St in front of Lemo's Pet Supply and Culligan water. POSTED 10.19.2010
2 Red Ironbark Eucalyptus

1196 Front St. City of Morro Bay Harbor Maintenance NOT IN CITY RIGHT OF WAY, THEY ARE IN THE HARBOR STORAGE YARD, NEED A (CDP) TO REMOVE 2
2 Monterey Cypress

214 Beach St. Corner of West and Beach St. POSTED 10.19.2010 7
1 Red Flowering Gum Eucalyptus

205 Surf St. POSTED 10.19.2010
1 Blue Gum Eucalyptus

1169 Market Ave POSTED 10.19.2010
1 Red Flowering Gum Eucalyptus

1149 Market Ave POSTED 10.19.2010
1 Red Flowering Gum Eucalyptus

1129 Market Ave POSTED 10.19.2010
1 Red Flowering Gum Eucalyptus

225 Beach St POSTED 10.19.2010
1 Red Flowering Gum Eucalyptus

A few Red Flowering Gum Eucalyptus along Harbor St around City Hall and Morro Bay Library. ANOTHER YEAR

RECEIVED
NOV 09 2010
City of Morro Bay
Public Services Department

~~28~~ total
28 trees

Environmentally and aesthetically sound alternatives:

P.G. & E needs to start replacing lines

underground.

771-9983
R.C. Robin Cole



City of Morro Bay Public Services Current Project Tracking Sheet

Agenda Item _____

Date: _____

Action: _____

New items or items which have been recently updated are italicized. Approved projects are deleted on next version of log.

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
Hearing or Action Ready							
1	Rudolph Kubes	1181 Main & Bonita	11/23/06	UP0-086 & CP0-130	<i>Morro Mist 20 Lot SFR Subdivision . Submitted 11/23/06, SRB 3/15/06, Staff requested information Resubmitted 8/16/06 MND analysis needed MIND Complete 7/20 PC 8/20/07 Continued date uncertain revised project smaller units still 100% residential. Applicant has redesigned project and resubmitted on June 1, 2009. Project under review. Letter sent to applicant regarding issues on 7/2009. Subsequent meeting with applicant team 8/2009. Staff has had additional correspondence with the applicant. Project tentatively scheduled for Planning Commission late February/early March 2010. Applicant considering redesign of project. Change in agent. Project resubmitted on June 29, 2010, project routine to various divisions for comments and conditions. Resubmittal 7/6/10. Initial Study needs to be revised to reflect new project submitted. Revised Initial Study pending submittal of new Geotechnical study by applicant. New I.S./MND routed for review and review period completed as of November 29, 2010. Applicant preparing documents for Planning Commission hearing once submittal is received project will be scheduled. Resubmittal 2/15/2011.</i>	KW	PC
30 -Day Review, Incomplete or Additional Submittal Review							
2	James Maul	530, 532, Morro Ave 534	3/12/10	SP0-323 & UP0-282	Parcel Map. CDP & CUP for 3 townhomes. Incomplete letter sent 4/20/10. Met with applicant 5/25/10. Resubmittal 11/8/10. Resubmittal did not address all issues identified in correction letter.	SD	PC
3	Walter & Karen Roza	595 Driftwood	3/30/10	UP0-285 S00-103 CP0-325	Coastal Development Permit, Use Permit, Parcel Map Demo Reconstruct SFR & 2nd Unit. VPM, CUP & CDP. Pending resubmittal. Revised plans submitted on 9/1/10. Staff working on project environmental.	KW	PC
4	Dan Reddell	550 Morro Bay Blvd	6/14/10	UP0-293	Farmer's Market. Conditional Use Permit for vendors and events. Resubmittal 6/17/10. Scheduled for 9/20/10 PC Mtg. Met with agent 8/24/10 and discussed feasibility of project, needs to be revised. Resubmitted 12/29/10. Project scheduled for 2/7/2011 but applicant changed project description on 1/21/2011, item then pulled to evaluate new project.	SD	PC
5	Morro Bay Chamber	Main between Pacific and Harbor	8/9/10	UP0-298	Use Permit to establish the Farmer's Market on Main Street between Harbor and Pacific Streets. The market will be conducted every Saturday between 2 p.m. and 7 p.m. With a maximum of 50 vendors. Continued to 1/3/10 PC Meeting. Applicant has continued project to date uncertain, so they can meet with stakeholders.	SD	PC

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
6	Frantz	499 Nevis	9/27/10	CP0-337	New SFR. Incomplete Letter 10/7/10. Meeting with applicant's representative on 11/16/2010. Applicant has indicated that he is redesigning project-project placed on hold.	SD	PC
7	Taurus Sulaitis	540 Fresno	11/15/10	UP0-306	SFR Addition. Incomplete letter 7/13/10. Resubmittal 11/15/10. Met with applicant on 12/21/10. Incomplete letter 12/21/10.	SD	PC
8	Ortega	525 & 527 Atascadero	12/21/10	CP0-340 UP0-308	Compact In-Fill Development. Requested additional documents from agent on 1/20/11. Working on environmental document.	SD	PC
9	Romero	291 Shasta Ave	1/19/11	CDP-341	Coastal Development Permit for single family residence. Incomplete Letter 2/18/11.	SD	AD
10	Cotti Corporation	1700 Main Street	1/24/11	CDP-343	Coastal Development Permit for Demo and reconstruction of a fast food restaurant.	SD	AD
11	Jerry & Lane Karr	2560 Greenwood	1/28/11	CP0-344	Coastal Development Permit for a single family residence.	SD	AD
12	Crye	1170 Quintana	1/31/11	CP0-345	Coastal Development Permit for demolition of a structure.	SD	AD
13	Calendra	2749 Coral	2/7/11	CP0-346 UP0-311	New single family residence.	SD	PC
Projects in Process							
14	Dan Reddell	1 Jordan Terrance	7/25/08	UP0-223 & CP0-285	New SFR. Submitted 7/25/08, Inc. Later 8/19/08; resubmitted 2/24/09, project under review. Letter sent to agent regarding issues. Applicant and staff met 1/20/10 on site to further discuss issues. Resubmittal 2/16/10. Administrative Draft Initial Study complete. Comment review period ends 6/22/10. Comments received on MND.	JH/KW	PC
15	California State Park	201 State Park Drive	2/11/09	CP0-303 & UP0-254	Solar Panels at the State Park with the addition of one carport structure for support of the panels. Coastal Development Permit and Conditional Use Permit. Comments sent 3/23/10.	SD/KW	PC
16	City of Morro Bay	Citywide	5/1/10	AD0-047	Text Amendment Modifying Section 17.68 "Signs". Planning Commission placed the ordinance on hold pending additional work on definitions and temporary signs. 5/17/2010. A report on the status of this project brought to PC on 2/7/2011. Planning Commission made recommendations and forwarded to Council. Anticipate a City Council public hearing on the draft ordinance on April 12, 2011.	KW	PC/CC
Environmental Review							
17	Larry Newland	Embarcadero	11/21/05	UP0-092 & CP0-139	Embarcadero-Maritime Museum (Larry Newland). Submitted 11/21/05, Incomplete 12/15/05 Resubmitted 10/5/06, tentative CC for landowner consent 1/22/07 Landowner consent granted. Incomplete 3/7/07. Resubmitted 5/25/07 Incomplete Letter sent 6/27/07 Met to discuss status 10/4/07 Incomplete 2/4/08. Met with applicants on 3/3/09 regarding inc. later. Applicant resubmitted additional material on 9/30/2009. Met with applicants on 2/19/2010. Environmental documents being prepared. Applicant working with City Staff regarding an lease for the subject site. Applicants enter into an agreement with City Council on project. Meeting held with city staff and applicants on 2/3/2011. Meeting held with applicant on 2/23/2011. Applicant to provide revised site plan.	KW	PC
18	Chevron	3072 Main	12/31/08	CP0-301	Remove Underground Pipes. Submitted 12/31/08, environmental reports submitted for review 5/8/09. Project under review. Project routed to other agencies for comment. Environmental being processed. Requested additional documentation 4/29/10. Requested Information submitted 2/9/11.	SD	PC

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
19	Giovanni DeGarimore	1001 Front	3/22/10	UP0-284	Floating Dock. CUP to reconfigure existing side tie floating dock to include 4 new finger floating docks, 50 ft. x 4 ft. Incomplete letter sent 4/26/10. Resubmittal 6/10/10. Resubmittal 6/29/10. Incomplete Letter 7/29/10. Resubmittal 7/30/10. Incomplete Letter and Request for Addition funds 8/24/10. Staff is currently working on environmental documents. Resubmittal 1/25/11. Initial Study noticed and sent to State Clearinghouse on 2/3/2011. Scheduled for 3/16/2011 Planning Commission Meeting.	SD	PC
Coordinating with Other Jurisdictions							
20	City of Morro Bay & Cayucos	160 Atascadero	7/1/08	EIR	WWTP Upgrade. Submitted 7/1/08, Preparing Notice of Preparation, Staff reviewing Ad Min Draft EIR. Modifications to project description underway and subsequent renoticing. Staff reviewing screencheck document. Public draft out for review and comments. Comment period open until 11/4/2010. Project scheduled for 12-6-2010 P.C. Project rescheduled for 12/20/2010.	RL	PC/CC/RW OCB
21	City of Morro Bay	887 Atascadero	3/9/09	N/A	Nutmeg Water Tank Upgrade (City of Morro Bay CIP project). Oversight of County of San Luis Obispo application process. Preapplication meeting 3/9/09. Consultant coordination meeting 3/12/09.	KW	SLO County
22	John King	60 Lower State Park	7/2/08		Lower parking lot resurface and construction of 2 new stairways. Submitted 7/02/08, PC Tent 10/6, PC Date TBD Applicant coordinating w/ CCC 10/20/08.	KW	PC
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive							
23	SLO County	60 Lower State Park	09/28/04	CP0-063	Master Plan for Golf Course. Submitted 9/28/04, On hold per applicant, project to be amended. Resubmitted 2/9/07 Tentative PC 3/19/07 Continued, date uncertain; Planting trees.	KW	PC/CC
24	Cameron Financial	399 Quintana	04/11/07	CP0-233	New Commercial Building. Submitted 4/11/07, Inc. Letter 5/09/07. Sent letter 1/25/2010 to applicant requesting direction, letter returned not deliverable	KW	AD
25	West Millennium Homes	895 Monterey	7/10/07	CUP-151 S00-067 & CP0-215	Mixed-use building. 16 residential units and 3 commercial units, Submitted 7/10/07, Inc Later 7/25 Resubmitted 1/14/08 SRB 3/10/08.	KW	PC
26	Kenneth & Lisa Blackwell	2740 Dogwood	07/20/07	UP0-178	Addition to nonconforming residence. Submitted 7/20/07, Complete, tentative PC 9/17/07 Continued, date uncertain Resubmitted 10/31/07, PC 12/17/07 Continued, date uncertain.	KW	PC
27	Jeff Gregory	1295 Morro	09/25/07	CP0-254	Coastal Development Permit to allow a second single family residence on lot with an existing home. Incomplete letter sent 10/9/2007. Intent to Deem Application Withdrawn Letter sent 12/29/09. Response from applicant 1/8/10 keep file open indefinitely.	KW	AD
28	Nicki Fazio	360 Cerrito	08/15/07	CP0-246	Appeal of Demo/Rebuild SFR and 2 trees removal. Continued to a date uncertain.	KW	PC
29	Ron McIntosh	190 Olive	8/26/08	UP0-232 & CP0-288	New SFR. Submitted 8/26/08, Inc. Letter 9/24/08; Resubmitted 12/10/08, 1/9/09 request for more information. Applicant resubmitted on 2/06/09. Environmental under review. Applicant and City agree to continuance. Applicant put project on hold.	SD	PC
30	Pina Noran	2176 Main	10/3/08	CUP-35-99 & CDP-66-99R	Convert commercial space to residential use. Submitted 10/03/08, Inc. Later 10/22/08, resubmitted 2/5/09. Project still missing vital information for processing 11/30/09. Called applicant 3/22/10 and requested information. Applicant is considering a redesign of the project.	KW	PC

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
31	Candy Botich	206 Main Water Lease Site 34 Main & Oak St.	6/17/09	CP0-310	New Parking. Project under review. Agent given DRT comments July 10, 2009. Applicant submitted redesigned project 9/30/2009. Associated application submitted for a parking exception for the lease site generating the parking demand.	KW	PC/CC
32	Bob Crizer	206 Main Street, water lease site 34	11/9/09	AD0-047	Oak Street Parking Exception. Also see 206 Main Street (Botich). Request to allow parking spaces to be placed on Oak Street to replace parking currently provided at 206 Main Street. Waiting for parties to resolve issue of ownership.	KW	PC/CC
33	Debbie Dover	500 Quintana	4/21/10	UP0-289	UP0-289, Use Permit Outdoor Fitness Classes. Incomplete letter sent 5/11/010. Applicant resubmitted 5/14/2010. Spoke to Ginger 6/3/10 discussed project. Comment letter 6/3/10. Project Noticed for Admin Action 6/16/10. Waiting on addition information.	SD	AD
34	Hamrick Associates	1129 Market	6/10/10	UP0-291	Remodel and Addition. Incomplete letter 6/23/10. Submitted additional information 6/30/10. Submitted additional information 7/7/10. Building Comments. 7/9/10. Met with agent 7/15/10. Applicant will resubmit addressing fire/building comments.	SD	PC
35	Burt Caldwell, (Embarcadero 801 LLC)	801 Embarcadero	5/15/08	UP0-212	Conference Center. Submitted 5/15/08, Inc Ltr 5/23 Resubmitted MND Circulating 7/15/08 PC 9/2 Approved, CC 9/22/08 Approved, CDP granted by CCC. Waiting for Precise Plan submittal. Applicant has submitted a request for a time extension on November 4, 2010. Extension granted, now expires 12/11/11. No active submittal	KW	PC/CC/CCC
36	Tank Farm	1290 Embarcadero	2/27/10	N/A	Tank Demo. Demo of seven tanks at the Morro Bay Power Plant. Materials submitted and under review. All materials submitted to date have been reviewed and sent back to the applicant. Applicant indicated to staff that the project is on hold until better weather in 2011. Dynegy has assigned new project manager, anticipate demo to commence 5/2011.	SD	AD
Projects in Building Plan Check							
37	Lou McGonagill	690 Olive	6/7/10	Building	SFR Addition. 1,000 sf. addition with garage. Incomplete letter 6/28/10. Resubmittal 9/29/10. Incomplete Memo 11/16/10.	SD	N/A
38	Taurus Sulaitis	540 Fresno	6/23/10	Building	SFR Addition. Incomplete letter 7/13/10. Resubmittal 11/15/10. Met with applicant on 12/21/10. Incomplete letter 12/21/10.	SD	N/A
39	Pam & Bob Hyland	2754 Indigo Circle	7/22/10	Building	New SFR. CP0-299/UP0-248 ISSUANCE BY PC ON MARCH 2, 2009. Incomplete Letter 8/24/10. Resubmittal 2/9/11.	SD	N/A
40	Frantz	499 Nevis	9/27/10	Building	New SFR. Incomplete Memo 10/7/10.	SD	N/A
41	Viole/Held	575 - 591 Embarcadero	11/1/10	Building	New Commercial Building. Incomplete Memo 12/2/10. No response from applicant (2/3/11)	SD	N/A
42	Hall	2234 Emerald Circle	12/2/10	Building	New SFR. Incomplete Memo 12/21/10.	SD	N/A
43	Romero	291 Shasta Ave	1/19/11	Building	New single family residence. Incomplete Letter 2/18/11.	SD	N/A
44	Valero	900 Morro Bay Blvd	1/31/11	Building	Modifications to gas station.	SD	N/A
45	Cotti Corporation	1700 Main Street	2/7/11	Building	Taco Bell Demo/Remodel.	SD	N/A
46	Henderson	675 San Joaquin	2/9/11	Building	Express Check. Repair and Expand Deck. Incomplete Memo 2/16/11.	SD	N/A
Aging Building Permits - No response from applicant in more than 90 days.							
47	Don Doubledee	360 Morro Bay Blvd	5/15/09	Building	Mixed Use Project - Ciano. Comments sent 2/25/10.	SD	N/A
48	Valori	2800 Birch Ave	2/10/10	Building	Remodel/Repair. Sunroom, garage, and study. Comments sent 2/24/10	SD	N/A

#	Applicant/Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Project Planner	Approval Body
49	Colhover	2800 Dogwood	3/8/10	Building	New SFR. Comments sent 3/25/10.	SD	N/A
50	Ronald Stuard	490 Avalon	4/22/10	Building	SFR Addition. 79 sf. bedroom addition. Comments sent 4/27/10.	SD	N/A
51	Joe Silva	570 Avalon	5/12/10	Building	SFR Addition. 84 sf. addition. Comments sent 5/17/10.	SD	N/A
52	Mike Wilson	957 Pacific	8/24/10	Building	Demo/Rebuild. Incomplete letter 8/26/10.	SD	N/A
Projects & Permits with Final Action							
53	Pete's Auto	375 Quintana	1/18/11	Building	Wind Turbines. 2 permits. Pending approval. Approved	SD	AD
54	Kitzman	355 Quintana	2/3/11	Building	Express Check. Wind Energy System. 12 Turbines.	SD	N/A
55	Barket	1314 Main	2/3/11	Building	Express Check. Wind Energy System. 3 Turbines.	SD	N/A
56	Sowell	435 Dunes	1/27/11	Building	Express Check. Elevator to SFR.	SD	N/A
57	Rodgers	941 Marina	2/3/11	Building	Express Check. SFR Addition.	SD	N/A
58	St. Timothy Church	962 Piney Way	11/23/10	Building	New Commercial Addition. Incomplete memo 1/18/11. Resubmittal 2/15/11. approved 2/18/11.	SD	N/A
59	Case	415 Acacia	1/31/11	Building	Express Check. Remedial foundation tie-backs. Approved 2/18/11	SD	N/A
60	Romero	2690 Nutmeg	1/3/11	Building	Concurrent Processing New SFR. Project noticed 1/21/11. Approved 2/18/10	SD	N/A
61	Christie	2330 Hemlock	1/31/11	Building	Single Family Addition.	SD	N/A



City of Morro Bay
Public Services
Advanced Planning Work Program

Work Item	Planning Commission	City Council	Coastal Commission	Comments	Estimated Staff Hours
Neighborhood Compatibility Standards	TBD	TBD			120 to 160
Strategic plan for managing the greening process					200 to 300
	Annual Updates	Annual Updates			
AB811	continuing with updates				120 to 160
Draft Urban Forest Management Plan	TBD	TBD			200 to 300
CEQA Implementation Guidelines	TBD	TBD	NA		120 to 160
Update CEQA checklist pursuant to SWMP (2/2011)	TBD	TBD			120 to 160
Downtown Visioning	TBD	TBD			120 to 160
PD Overlay	TBD	TBD			80
Annexation Proceeding for Public Facilities		TBD			TBD
Sign Ordinance Update	2/16/11	4/12/11			50 to 100
<i>Planning Commission Generated Items</i>					
Work Item	Requesting Body				Estimated Staff Hours
Pedestrian Plan	Planning Commission			To be incorporated into Bicycle Transportation, currently under preparation.	TBD
<i>Items Requiring Further Analysis When Received Back From The Coastal Commission</i>					
Work Item	Plng. Comm.	City Council	Coastal Comm.		Estimated Staff Hours
Updated Zoning Ordinance	TBD	TBD			1,800
Updated General Plan/LCP	TBD	TBD			1,800